

LANDLORDS ARE ON THE GRILL

Tenants of Business Houses Complain That Their Rental Rates Are Far Too High.

CANNOT SUPPLY DEMAND

REAL ESTATE AGENTS SAY SITUATION IS BEYOND THEM.

Salt Lake landlords are the latest class of local business men to come in for criticism, incident to the investigation of the causes for the high cost of living here.

Main street merchants are extremely bitter in their denunciation of the course pursued by the owners of the office and store buildings up and down both sides of the street. For the last year rents have been going steadily higher in the residence sections of the city, until the entire rental market is unquestionably at an abnormal level.

One business establishment on Main street is reported to be paying \$1,000 a month rental for a small frontage and only a moderately deep store. Another firm is paying \$750 a month for a store with a frontage of about thirty feet. From South Temple to Fourth South the rents are proportionately high, and merchants declare they are still being raised. "The landlords are to be blamed," declared a prominent merchant yesterday. "Practically every big business house in town rents its store space direct from the owner of the building. The owners have boosted their rents continuously for two years. Stores that rented for \$300 a month two years ago are bringing in \$450 a month today."

Where the Agents Stand.

From a dozen quarters charges have come that the real estate men are responsible for the high rents. The dealers are indignant at the charges. "I will take you up and down the business streets of this city and prove conclusively to you that over 80 per cent of the business places are rented to the merchants who occupy them directly by the owners of the buildings," declared President Colborn of the Real Estate association yesterday. Other dealers substantiated President Colborn's statements. "We handle less than 20 per cent of the rentable business places of Salt Lake," declared one. "These are listed with us at certain prices, and we rent them for those prices, if possible, and take out our commission. That is all we can do. It is the same way with residences throughout the city. Very few real estate men or firms own rentable houses. Houses are listed with us to rent at a certain price, and we have to rent them for that price if we can. Just now a very peculiar situation exists in Salt Lake. Ordinarily 20 per cent more of the rentable houses of this city would be handled by rental agents than are handled at present. For this reason—there is such a demand for homes in Salt Lake now that a man no more than puts a sign up on a house announcing that it is for rent than a dozen people are after him. The owners rent directly, therefore, to their tenants. If there were a smaller demand for houses, owners, when their places were vacated, would call upon the rental agents to list their houses. As it is today, owners never bother to call on us, knowing that they can rent to new tenants quickly without paying out part of the rent to an agent as a commission."

Combination Impossible.

A combination among property owners in Salt Lake for the advancement of rents is manifestly absurd, no matter how high the rents may go. The market is controlled by the law of supply and demand and the fact that 20,000 people have come into the city during the last twelve months to seek homes, coupled with the fact that the lumber, brick and hardware trusts have so increased the cost of construction here that at least \$2,000,000 worth of residence and commercial building operations have been delayed in that time, is responsible for the deplorable condition of the rental market, say the real estate men. "Every real estate man in business wants to get all the houses he can to rent," said a dealer yesterday. "The rental market is the backbone of the real estate business. It has been charged that we are creating a dearth of rentable houses in Salt Lake by hanging clients not to rent houses, but to hold them for sale. That would be killing the goose that lays the golden egg for us. When an owner is renting a house or a number of houses through an agency, that agency is getting so much money month in and month out as his commission for collecting the rent, paying taxes and other things. The moment the owner sells that house to a tenant and the latter moves in, the agency's revenue stops coming, though he may get a small commission from the sale of the place. Every agent would rather have the monthly revenue than the selling commission, I can assure you."

BIG FREIGHT MEETING.

Assistant General Freight Agent of O. S. L. at Glenwood Springs.

Assistant General Freight Agent of the Oregon Short Line left Salt Lake yesterday to attend the regular meeting of the Trans-Missouri Freight agents' meeting to be held this week at Glenwood Springs.

The meeting is expected to develop some important decisions and agreements on western freight rates and classifications. It is one of the big freight meetings of the year in the west.

AWARDS ARE UNCLAIMED.

A number of Labor day awards at Lagoon have been unclaimed for and may be had by calling at 51 West Second South.

You Will Be Surprised!

to see how quickly your small savings will grow to a large amount if you begin depositing them systematically with this company at 4 per cent interest. This is the sure way to wealth.

Salt Lake SECURITY & TRUST CO., Security and Trust Building, 32-34 Main St.

Capital and Surplus \$300,000.00.

Unightly Poles to be Removed When Conduits Are Installed



The cut above shows the intersection of Second South and Main streets as it looks today. The photograph was taken from a second-story window in the Bank of the Republic building by an employee of

the city engineer and illustrates the work being done by the Utah Light & Railway company in laying its conduits. The conduit work is a long and tedious task and its completion will probably require two months on Main street. When it is done

the objectionable poles in the center of the streets will be removed and the only wires will be the trolley wires, which will be suspended from iron posts on either side. The work is made necessary by the underground wire ordinance recently

passed by the council and to do it the company will have to spend many thousands of dollars. The ordinance affects telephone and telegraph wires as well as electric light wires. Both the telegraph and telephone companies are co-operating.

LOCAL BRIEFS

MISS GRAY RETURNS.—Miss Mary Olive Gray returned yesterday after a two months' visit in Colorado.

GETS TIME COOPER.—J. H. Siegel has returned from the east after an absence of nearly two months, visiting the clothing centers and making selections of fall stocks.

RAILROAD MEN LEAVE.—Harry M. Brennan and J. R. Anderson have left for Seattle. Mr. Brennan and Mr. Anderson had been in the employ of the street railroad company.

PUNERAL AT MURRAY.—The funeral of the infant child of Mr. and Mrs. Lewis Brown, who died Sunday, was held at Murray Wednesday. The interment was made in the City cemetery.

MEKAN CORPS ENTERTAINMENT.—Mrs. Elwood Bailey and Mrs. Mary Dodge will entertain the Mekan corps and their friends this afternoon from 2 to 5 o'clock at 243 South Sixth East.

HORLICK'S TRIP.—Mrs. J. H. Horlick and her two daughters, Genevieve and Beth, left last night for Coronado beach, Los Angeles and San Francisco.

GOES TO SAN FRANCISCO.—Miss C. Stalla, leading lady of the Fay stock company, has closed her season at Pocatello, Idaho, and is visiting her mother, Mrs. Wainell, in Salt Lake before leaving to fill her engagement on the coast.

STATE BUYS CASTLEDALE BONDS.—The state board of land commissioners yesterday purchased \$5,000 worth of Castle Dale school bonds bearing 5 per cent interest, at 112 1/2. The bonds run for twenty years and are considered an exceptionally good investment.

DEATH OF DOUGLAS FERGUSON.—Douglas T. Ferguson, who had spent the last evening, which was held in the city, died yesterday. The cause of death was heart disease. The body will be embalmed and sent to New York, where his mother is a practicing physician.

MISS ZULA NEVITT ENGAGED.—Word was received here yesterday of the engagement of Miss Zula Nevitt, who for a time was in this city, to Samuel Wood, political writer on the staff of the News in Denver. The marriage is to take place Sept. 7, in Denver. Miss Nevitt is now on the staff of the Denver Times.

BURGALAR GETS FIVE YEARS.—Frank Preston, arrested Sunday by Deputy Sheriff Joseph Sharp, in the act of robbing the residence of J. G. Bennett, was sentenced to five years in the penitentiary by Judge Armstrong yesterday afternoon. Preston pleaded guilty to larceny. He said it was his first offense.

MR. BEASON'S SISTER ARRIVES.—Miss Olive Beason, sister of H. H. Beason, reached the city last night from Chicago in response to a message that her mother had met with an accident and was in a serious condition. It is possible that Miss Beason will visit with her mother and brother for some time.

WOMAN IS SENTENCED.—Mrs. Addie Archibald, charged with criminal cooher, was sentenced to six months in the penitentiary by Judge Armstrong yesterday morning. Mrs. Archibald pleaded not guilty when arraigned and said she would stand trial. Recently she reconsidered her plea and yesterday she pleaded guilty.

LIMIT FOR INSULTING WOMAN.—Peter Widray, accused of insulting a young woman, was fined \$20, with the alternative of serving four months in the city jail, by Judge Whitaker in police court yesterday morning. On motion of Judge Weber, for the defense, a stay was granted in order that an appeal might be taken.

ACCUSED OF GAMBLING.—James Williamson, proprietor of a saloon at 21 Commercial street, and "Doc" Tanner, a negro gambler, were arrested last night by Detectives Wilson and Shannon. They were charged with gambling. Williamson was charged with beating them out of \$45 in a poker game in Williamson's saloon. Each was released on \$500 bail.

NEGRO ARRESTED.—After a bloody encounter, E. Tyler, a negro somewhat the worse for the wear of a club on his head, was landed in jail by Police Officers Phillips and Harris. He was quarreling with a chile con carne vender on Commercial street when the officers approached. The negro preferred a row with the police and got it. Considerable friction between Officer Phillips' club and the black man's head brought rivers of blood and finally submission.

Drawing Instruments, Triangles, scales and T squares. Everything for mechanical draughting. New and complete stock. BREEDEN OFFICE SUPPLY CO., 60 West 2nd South St.

"AMERICANS" FIX CONVENTION DAY

Decide to Meet for Purpose of Nominations Two Days Later Than Democrats.

The "American" party city convention will be held Thursday, Sept. 19. The Grand theatre will probably be secured for the occasion.

The ward conventions for the nomination of councilmen will be held Wednesday, Sept. 18, and the primaries for the selection of delegates to both the city and ward conventions will be held Monday, Sept. 16.

At a meeting held last evening the city committee decided upon these dates and also fixed the apportionment.

The city convention will be composed of approximately 55 delegates, one to be chosen for every fifteen votes cast for Thomas Weir, the "American" congressional candidate in 1906.

The apportionment for the ward conventions will be one for every ten votes cast for Weir. The full committee attended the meeting last evening, which was held in the office of the official organ of the administration. The session was a protracted one, lasting until nearly midnight.

Besides fixing the dates for the conventions the committee discussed ways and means for carrying on the campaign.

Republicans in Action.

The city Republican committee will meet at 7:30 o'clock Saturday evening next in room 433 D. F. Walker building, to issue a call for the Republican city convention and to apportion the delegates. Harry S. Anderson, secretary of the committee, has issued the notice of the meeting. Winifred Hanson, county attorney, is chairman.

David C. Dunbar, one of the famous "persuaders," was chosen president of the "American" club Tuesday evening. The "persuaders" will be remembered, were the committee appointed by the "American" club Tuesday evening. Mayor Thompson resigned, and dictated that the council should select W. J. Haloran for mayor. The council rebelled, and John S. Brans was the choice. In doing so the committee of which Dunbar was an active member was turned down.

The council was not represented at Tuesday evening's meeting, but there were a number of those present who believed that Dunbar's selection showed that the "American" club is "out of harmony" with the council and "in harmony" with the "persuaders." For this

reason the reception accorded Dunbar was not as vociferous as might have been expected.

Where Council Stands.

The club has always had the reputation of being more or less disgruntled with the council's ways, and the election showed the sympathizers of the councilmen who were present what might be expected of that organization in the future. The election of five trustees created the most excitement. This was the first opportunity that the friends of the council had of showing their hand. Previous to the meeting a "slate" had been prepared and the names of the "council" candidates neatly typewritten on slip of paper convenient for voting purposes.

The printed slips were soon discovered by the "persuaders," however, and it was ruled by the new president that they could not be voted. As most of those who had intended voting then became friends of J. M. Cohen, the "persuader" favorable to the council failed miserably, the total vote cast for it being only eleven.

Those on the slate, it is said, were Thomas Hobday, councilman; Frank A. Swenson, city treasurer; Joseph G. Cecil, J. T. Raleigh, street supervisor, and Thomas Homer.

Board Dictates Policy.

Before the vote was taken it was discovered that Hobday does not belong to the club and this threw still more confusion into the ranks of the council. J. M. Cohen was substituted for him, but the change only added more confusion and the council ticket was doomed from the start.

The club officials are without an exception "anti-council" with a vengeance. The object in the effort to secure control of the board of trustees was that this board practically dictates the policy of the club during the campaign and even with the officers against them the councilmen and their friends believed that the board would be sufficient to keep things going right.

NEW SUB-STATION.

Will Be Established by Postoffice Department at University Oct. 1.

It was announced yesterday that on Oct. 1 a new postal sub-station, No. 3, is to be established at the University of Utah, to conduct a registry and money order business.

The proposed sub-station will be a great convenience to a large number of out of town students living in the vicinity of the university.

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Printing, Binding, Legal Blanks, Blank Books and Paper Ruling. Tribune-Reporter Printing Co., 66 W. 2d South, Salt Lake City. 'Phones 718.

LITTLE POCKET PHYSICIAN

Hy-o-mel is Guaranteed by F. C. Schramm to Cure Catarrh.

Thousands who have been cured by Hy-o-mel call the inhaler that comes with every outfit the "Little Pocket Physician," as it is so small that it can be carried in the pocket or purse.

There is really no excuse whatever for anyone having catarrh now that Hy-o-mel is so readily obtainable. If you have any doubt about its value, F. C. Schramm will let you have a complete outfit, with the understanding that unless it cures catarrh, it will not cost you a cent.

Do not delay longer the use of Hy-o-mel if you suffer with catarrh. This is a purely local disease, and Hy-o-mel goes right to the spot where the catarrh germs are present, destroys them, soothes and heals all inflammation and makes a permanent and lasting cure.

The complete Hy-o-mel outfit consists of the "Little Pocket Physician" and a bottle of Hy-o-mel and costs only \$1.00, making it the most economical as well as the only guaranteed treatment for the cure of catarrh. Remember that Hy-o-mel cures catarrh without stomach dosing, applying the medication and healing where the disease germs are present.

For sale by F. C. Schramm, corner First South and Main streets. "Where the cars stop."

The Modern Gentleman

Does not get shaved in a barber shop unless his skin is so tender that he is afraid to take a chance.

Among the requisites for the toilet of the modern man we carry a most complete assortment of supplies for shaving.

In particular we wish to call your attention to the

THE SHUMATE RAZOR.

Superb in quality, insignificant in price. A splendid piece of goods—one at a dollar—one at \$1.50, and one at \$2.50. We guarantee them all.

SCHRAMM'S

"WHERE THE CARS STOP."

THIRD PERSON IS INVOLVED

Asserted That Bray Was Urged to Kill Georgia Burton by Another.

Investigation into the circumstances leading to the murder of Georgia Burton and the suicide of William Bray, her slayer, on Commercial street Saturday afternoon, discloses the fact that the man with which the murder and suicide were committed was furnished by a third person, who disappeared immediately after the shooting. This action has caused the suspicion to arise that the person referred to prompted the killing of the woman.

Bray came to Salt Lake from Ely three weeks ago. He had at that time \$3,000, the proceeds of the sale of mining properties which he owned. The man with whom he had been associated was with him when he came to Salt Lake. They lived together and much of this money was spent in dissipation. The trouble between Bray and the woman whom he afterward killed had arisen prior to that time. Bray made a confidante of his companion who, it is said, also had trouble with the woman and hence had urged Bray to commit the murder. The name of the man is known to the authorities, but is withheld for the present.

The body of Bray was taken to Aspen, Colo., yesterday. It was accompanied by the father and sister. Bray's widow in Aspen is seriously ill of typhoid fever. As soon as she recovers she will be told that her husband died of rheumatism and, if possible, the real story of the tragedy will be kept from her.

Bray was a blacksmith by occupation and until recently was an industrious, respectable citizen. In Ely he acquired some money through successful mining investments and in spending this money became acquainted with Georgia Burton. The fascination for her grew until it finally resulted in the awful tragedy.

HUMANE SOCIETY TO MEET.—The Humane society will hold an important meeting this evening at 8 o'clock in the office of Dr. T. B. Beatty. Action will be taken with respect to the proposed coursing tournament to be held in this city. All persons interested are invited to be present.

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is alone responsible for the unrivaled popularity of the dainty confections in the Bright Red Packages.

POUNDS AND HALF-POUNDS.

You get them at first class Drug Stores and Candy Stands.

Sweet Candy Co. Manufacturing Confectioners.

Uniforms Fit for High School Cadets

Our uniforms are from the most reputable military tailoring establishments of the United States, for which we are exclusive agents, and suits ordered through this store carry a double guarantee. Besides placing cadet outfits on very closest margins, assuring the most reliable qualities at medium prices, we guarantee perfect fit and entire satisfaction in every detail. Every suit and cap is made to special order.

Siegel's

228-230 MAIN.

PROBE

into your rent account and see how much you have to show for your expenditures of the last ten years.

Then remember that we sell houses JUST LIKE RENT.

The rent can't be raised on you if you own the house.

Investigate our JUST LIKE RENT proposition. There's no fake nor catch in it. The proposition is absolutely legitimate and our clients on both sides are pleased.

JUST LIKE RENT.

JUST LIKE RENT.

JUST LIKE RENT.

JUST LIKE RENT.

STOWE & PALMER

Howard S. Stowe. Eugene B. Palmer.

THE REALTY MEN

(CONTROLLING WILSON-SHERMAN CO.) INSURANCE THAT INSURES.

58 West Second South Street. Both 'Phones 4044.

"YOU CAN'T KEEP A GOOD TOWN DOWN."

EXPECT HARRIMAN TODAY CITIZENS ARE INDIGNANT

Railroad Magnate on His Way East From San Francisco—May Stop Over in Salt Lake.

E. H. Harriman, his two sons and the Harriman family doctor will probably spend several hours in Salt Lake some time this morning or early this afternoon.

Word was received by Superintendent Buckingham of the Oregon Short Line yesterday that the Harriman special was en route to New York from San Francisco over the Southern Pacific and that it would reach Ogden this morning. The other residents, however, cannot see the need of building a sidewalk away above their lawns. Last evening an arrangement was discussed whereby the people whose property abuts may ask the courts for an injunction this morning.

IN THE RING

You buy from us there is value equal to the price you pay. Moderate pricing is the way we have. J. C. Nelson Co., Jewelers, 227 South Main.

WILL ENFORCE THE CURFEW

Chief of Police Mackenzie Calls Attention to City Law as It Is Laid Down by Ordinances.

In order that the parents of children may know what is meant by the curfew ordinance now in force, Chief of Police Mackenzie has caused the ordinance to be published in full. He has announced that it will be enforced to the letter. The ordinance follows:

"Minors on the streets and in public places at unreasonable hours prohibited. It shall be unlawful for minor persons under 15 years of age to be on any of the streets, alleys or public places in Salt Lake City between 9 o'clock p. m. and 4 o'clock a. m., except such minor be attended by some adult person. It shall be unlawful for any parent, guardian or other person having the legal care and custody of any minor under 15 years of age to allow or permit any such minor to go or be in or upon any of the streets, alleys or public places in said city within the time hereinbefore prohibited, unless accompanied by an adult person. It shall be the duty of the chief of police or some one authorized by him, to ring the alarm bell at the fire station at 9 o'clock each night, or to cause some other signal to be given."

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Furniture Scratched?

If so, send at once to 23 Main street, for some of that P. & L. Varnish. It does the work quicker and leaves a durable and elastic finish that stands both heat and cold without cracking. Sold in half pints to five-gallon cans.

Morrison, Merrill & Co. 28 Main Street.